

**SPECIAL BOARD OF TRUSTEES MEETING  
MONTANA STATE CAPITOL BUILDING  
NOVEMBER 5, 2009  
1:30 P.M.**

**In attendance were:** Board of Trustee members Jim Murry, Jim Utterback, Kent Kleinkopf, Crystal Wong Shors, Shirley Groff, Janene Caywood, John Lepley, Lee Rostad, Sharon Lincoln, George Horse Capture, Board Member Emeritus Robert Morgan, MHS Director Richard Sims, MHS Membership Beth Cargo, MHS Store Manager Sherry Jonckheere, MHS Membership Kim Ramuta, MHS SHPO Program Manager Mark Baumler, MHS Museum Program Manager Bill Mercer, MHS Outreach & Interpretation Program Manager Kirby Lambert, MHS Research Program Manager Molly Kruckenberg, State Architects Tom O'Connell and Joe Triem, CTA Architects Keith Ruppert, Bob Fransen, Skip Stanaway, Representatives from the Governor's Office Sheena Wilson and Cristine Bruce.

**CALL TO ORDER**

Jim Murry explained that he is looking for a motion to approve the CTA/SRG plan for the new Heritage Center building.

Richard Sims stated the MHS staff received the same presentation that the Board of Trustees will hear in this special meeting. He noted staff is satisfied that they were involved and were able to give their input. Richard thanked the consulting team for giving so much detail to a complicated project. He said there are six programs, two buildings, one Heritage Center and one vision to be created.

**HERITAGE CENTER DISCUSSION**

Keith Ruppert summarized the work behind the scenes starting in June noting there were four formal work sessions in the months of August, September, October and November.

Skip Stanaway said to work on a Heritage Center is a unique opportunity because they only happen about once every 50 or 75 years. Skip presented the proposed changes explaining how the new facility will create extra space for each department. The Research Center will be located on the first floor and the public will have easy access to this research area. SHPO will be back into the facility instead of off-site as they are now. He pointed out that the design contains an extra amphitheatre which allows elements to be expanded outside. Outdoor exhibit space really brings the words Big Sky, Big Land, Big History into play. The new building will be a total of 150,000 square feet which includes the old and the new. Restoration of the original gallery and the Russell Gallery was one of the driving forces in the new concept. It becomes an anchor for this common space to link the two buildings together. It allows for not only the Russell Gallery to be in a prominent location but also expansion of that gallery space. There will also be an area for temporary exhibit space in order for traveling shows and exhibits to have a place assigned for them with easy access and unloading. Skip explained further that there is a proposed common

space which links the two buildings together. A key request was the need for additional proper space for storage and this request has been met.

Discussion was held on the exterior of the proposed building and the tie in to the existing building. The parking situation is a critical issue on campus and it was mandated that if a parking stall was taken away, another had to replace it. Since the new building sits on a parking lot, 110 stalls were removed and as the design shows all 110 were reinstated with 93 added to the campus. Street parking has been maintained on existing Sanders and 6<sup>th</sup> Avenue. 9<sup>th</sup> Avenue between Roberts and Sanders is being looked at to house bus and RV parking. One of the goals was to create a green belt. The belt has been created on the north end of the parking area. The parking lot behind the existing building has been redesigned to accommodate approximately an additional 40 cars. Discussion continued on the interior of the buildings. Historic facades have been preserved. The Resource Center has a nice public space along the lobby and natural light through skylights will be used. Due to the 14% grade level drop a portion of the lower level is built into the hillside. The area will contain artifact storage, art storage, loading dock, shop, and museum offices.

Kent Kleinhopf questioned Keith Ruppert on the adaptability of the amphitheatre space. Mr. Ruppert stated it could be secured with subtle security. This is seen as a flexible space. A tent can be erected over the flat paved area for a special event. Mr. Ruppert said the space will be designed so that skate boarders do not want to use the area.

Cost estimates presented include the amphitheatre, general plantings and site elements for both buildings at approximately \$840,000.00. Construction and renovation of the new building and the existing museum come in at \$17.5 million with \$4 million going into the existing building. The fees, testing and permitting will be approximately \$2 million, equipment, furnishing and interpretive display comes in at \$6.7 million. There is also a contingency fee of 15% which is a little over \$4 million for schematic design. Considering there is going to be a fund raising period before construction begins, there is an escalation of about 2 to 2.5% per year between now and 2013. Bricks and building costs are a little over \$35 million. The renovation of Fish, Wildlife and Parks parking lot is around \$2 million which gives us a total construction cost of \$36.9 million just under the \$37.5 million budget.

George Horse Capture asked if a theatre was being proposed. Rick stated there is an event center which could be a multi-use space with a flat floor and it could be used as a theatre.

Sharon Lincoln asked Keith if the windows in the existing building were under renovation or were they an initial project cost. Keith responded that it is below the line because it was identified late. He stated they aren't sure what the solution is right now. Historically the windows aren't to be replaced but to be renovated and upgraded. There are some ideas being proposed. One idea is to use a magnetic storm window on the inside which will not affect the historic character on the outside. This would be a lower cost to replacing the windows.

Janene Caywood asked Keith if symbols of Montana were going to be placed on the outside of the building as previously discussed. Keith responded that this has been discussed, however, in schematic design that kind of detail isn't usually shown. Main Street design is working on this idea. There are water jets that can cut and carve in stone so texture and design can be applied and detailed elements in the stone will be added.

A computer designed fly-by was presented to the Board by the architects.

### **MOTION/DISCUSSION**

**Kent Kleinkopf moved for purposes of discussion, that the Board approve the design concept as seen and heard today in the presentation by the architects. Sharon Lincoln seconded the motion.** George Horse Capture questioned if this design concept is approved would it mean it is locked in stone and can never be altered.

Jim Murry asked Joe Triem to comment. Joe said the anticipation was that there needed to be an action to endorse the concept based upon all of the research done in conjunction with staff and the people involved with MHS. If the Board likes the design it will move further into the public realm and go on a road show. There would be a number of years where public input is brought in from the road show process. Surely things could change and he thinks it will change as staff changes, as fund raising becomes successful for certain elements of the building versus others. Keith Ruppert noted that they are only 20% of the way through the design phase.

Sharon Lincoln noted this must be a general design concept. Keith responded it is a proposal for an overall approach that the Board feels has merit. It lets the public know that MHS is in the fund raising effort. He stated that most importantly this proposal shows the use of the major elements of the site, the reuse and restoration of the existing building and overall concept of the major galleries anchoring this connection to the two buildings.

Kim Ramuta questioned the reasoning or the purpose behind splitting out the Russell Galleries as if anchoring the Galleries to each side of a mall. She expressed her concern that the biggest draw, the Russell Gallery, is being split away. She emphasized that the Russell Gallery is a draw for the Society. The flow currently at MHS have the visitor going to the Russell Gallery and then pass the store and this is how the visitor purchase from the store. Rick responded this is the fourth workshop dealing with this issue noting that the right flow of the visitor is important. The Russell Gallery needed to expand and because the Homeland Gallery is so big it was always seen as going into the new building. There was some gravity to the fact that the two galleries would help activate and link the project together as a whole. It may be decided that two retail stores are needed. Keith stated that the anchor concept in malls has been used because it works. By providing the first class Research Center, Russell Gallery and a changing gallery it becomes a center of important activities. The average visitor will want to go to both galleries. As the visitor comes into the Heritage Center from either end of the two buildings there will be orientation elements to entice them to discover everything there is to see. As the process moves forward,

input will be gathered on this subject from the public. **The motion to approve the design concept as presented on this date by the architects carried unanimously.**

### **MOTION/DISCUSSION ON FUND RAISING**

Jim Murry called for discussion on fund raising. Richard Sims said he hoped the consultants would give the Board the fund raising tools that can be used so we can reach out to some of the small groups in Sidney or Glasgow or to a private meeting with a wealthy donor on Flathead Lake. Keith Ruppert reported the State anticipated the Board would want fund raising materials that would go beyond what architects and engineers normally give in the concept of schematic design. He presented a list of tools and proposed prices that are effectively and commonly used in other institutions like MHS. The first element is a 3-D computerized model which can be customized for any audience or group. Also available are watercolor versions costing about \$2,000 a piece. Hand renderings are about \$14,000. Mixing and matching of tools is encouraged. A physical model can be designed with very intricate and realistic detail. Models are very popular with the people and it is ideal for taking on road shows. Models are very labor intensive and would cost about \$15,000.

Keith stated that a models with a lot of detail becomes very large and often needs to be hauled in the back of a pickup. He said Richard Sims had a very innovative idea. He suggested a large piece like a banner that could be hung on the wall depicting the Capitol and surrounding areas and then a small model that can be easily hauled around. This is a new ideal and would appear to be less costly to build.

Keith also suggested pamphlets and booklets that can be carried easily for spur of the moment conversations or gatherings. Flip charts and easels, electronic DVD and CD's are also a good idea.

Richard Sims stated he wants to be able to mix and match so the right tools can be available for the right audience. He noted the most critical, fundamental package is the digital kit as proposed by Rick. He said he is a fan of the model.

Lee Rostad suggested the digital kit also include some contemporary pictures of some of the Russell paintings we are trying to protect. We will want to tell the whole story of why we are building the new Heritage Center.

Keith Ruppert emphasized that Main Street Design is doing their work on the key exhibits and as part of their current contract there will be some renderings and 3-D presentation material that will be shown next week.

Jim Murry asked Ms. Bruce when the Board should present this to the Governor. She stated that the Governor's office is very interested in this project and when the Board is at a point where you are ready to present it to the Governor that is the time you should do it.

Richard Sims stated he needs direction from the Board on how to proceed in finalizing the tool kit. Richard noted that the budget ceiling is not to exceed \$27,000.

Sharon Lincoln suggested that Richard, staff, Jim Murry and Jim Utterback work on this and have a discussion with the Governor on what he would like to see. Jim Murry said this is a good idea. **Jim Murry made the motion directing Richard to move ahead and work with the Society staff in bringing the needed materials together. Sharon Lincoln so moved and Lee Rostad seconded the motion. The motion carried unanimously.**

**PUBLIC COMMENT:** None was received

**ADJOURNMENT: 3:15 p.m.**